

**RESOLUTION 16-R-PS-51** to adopt a Plan of Services for approximately 21.5 acres along West Thompson Lane, Diane and Grant Kelley, applicants.  
[2016-516]

**WHEREAS**, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

**WHEREAS**, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

**WHEREAS**, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on October 5, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

**WHEREAS**, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on December 1, 2016, pursuant to a Resolution passed and adopted by the City Council on October 13, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on November 14, 2016; and,


**WHEREAS**, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:**

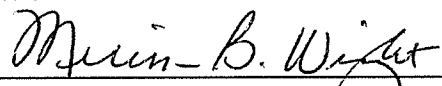
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-51**, the public welfare and the welfare of the City requiring it.

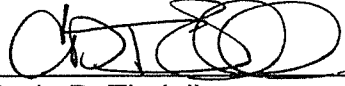
Passed: December 1, 2016

  
Shane McFarland, Mayor

ATTEST:

  
Melissa B. Wright  
City Recorder

APPROVED AS TO FORM:

  
Craig D. Tindall  
City Attorney

SEAL



Murfreesboro  
City Limits

Area to be  
Annexed

NORTHBORO CT

W THOMPSON LN

COBBLEFIELD AVE

TURTLE ROCK CT

Siegel  
Middle  
School



Siegel  
High  
School



Resolution 16-R-PS-51

MANTES ST

BISHOP ST

TURRET WAY

BARON CT

MON

KINGS



MAJES

PARK HILL RD

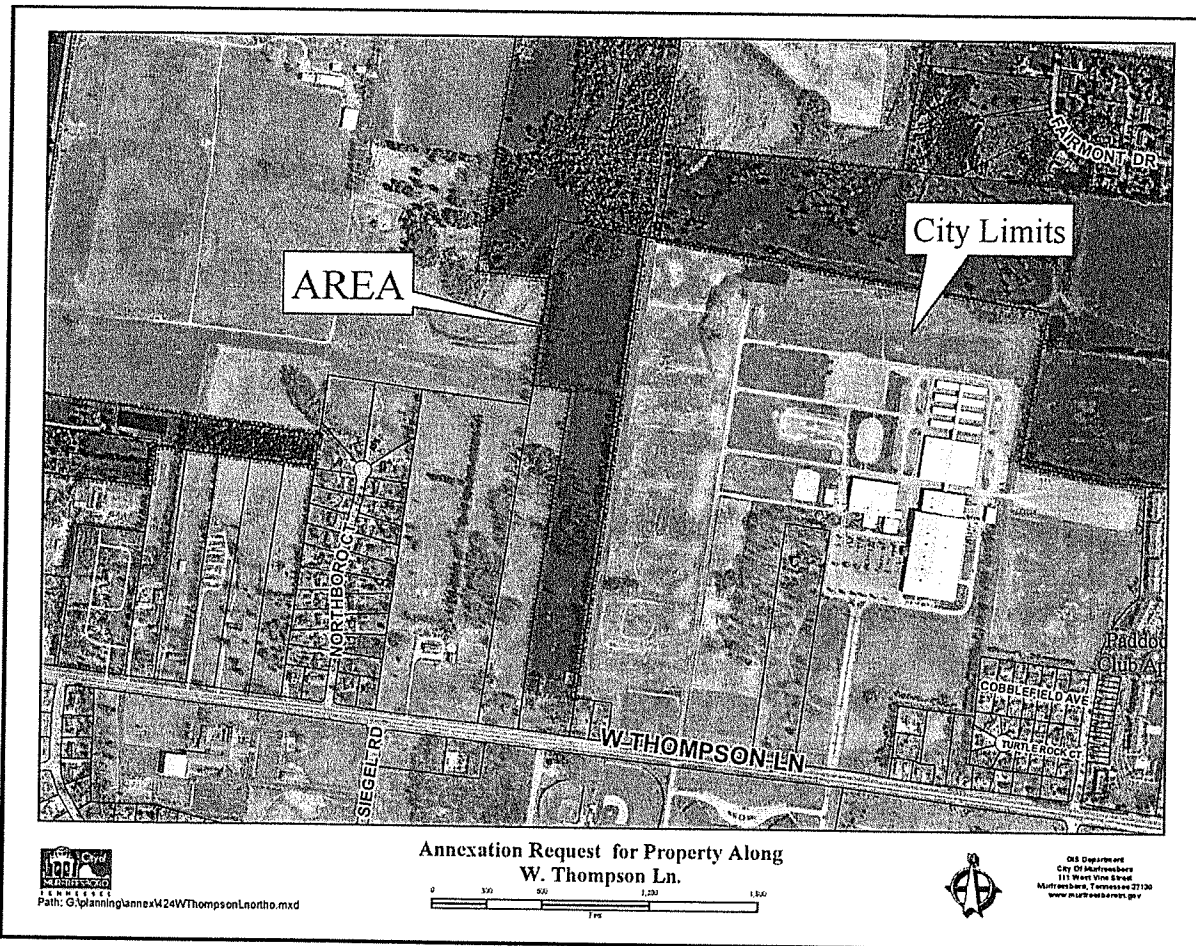
SIEGEL RD

WINDSOR GREEN DR

**ANNEXATION REPORT FOR PROPERTY LOCATED AT  
424 WEST THOMPSON LANE  
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
October 5, 2016



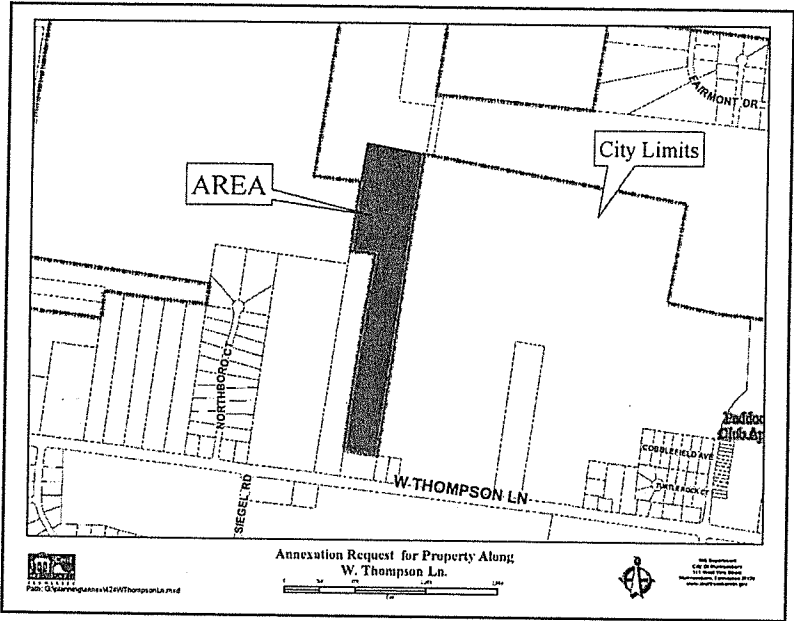
# INTRODUCTION

**OVERVIEW**

The applicants, Diane and Grant Kelley, have requested annexation of property located along the north side of West Thompson Lane.

The area studied in this Plan of Services includes a 21.5-acre portion of a 23-acre property (Tax Map 058, Parcel 80.00). The remaining 1.5-acre portion of the subject parcel was annexed into the City of Murfreesboro in 1987.

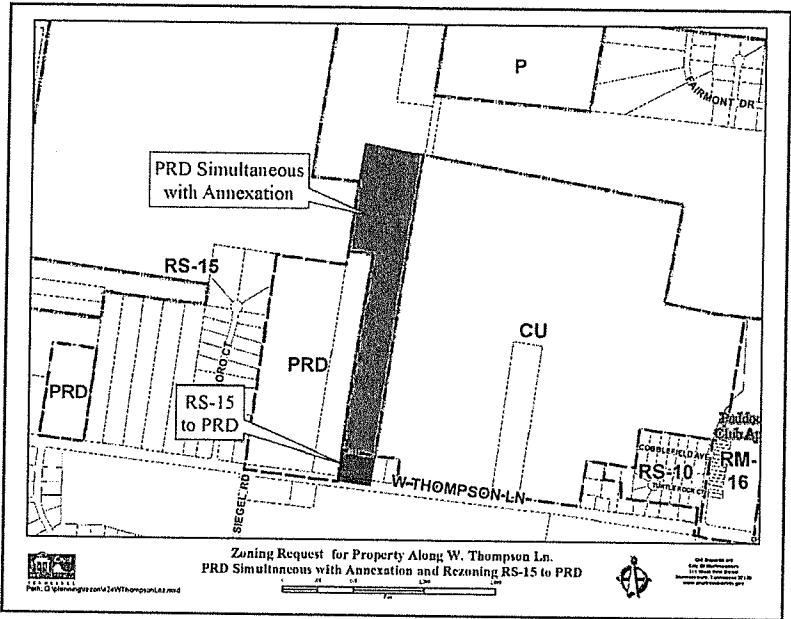
The study lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on the east, south, and west. Adjacent areas to the north lie within the unincorporated County.



**CITY ZONING**

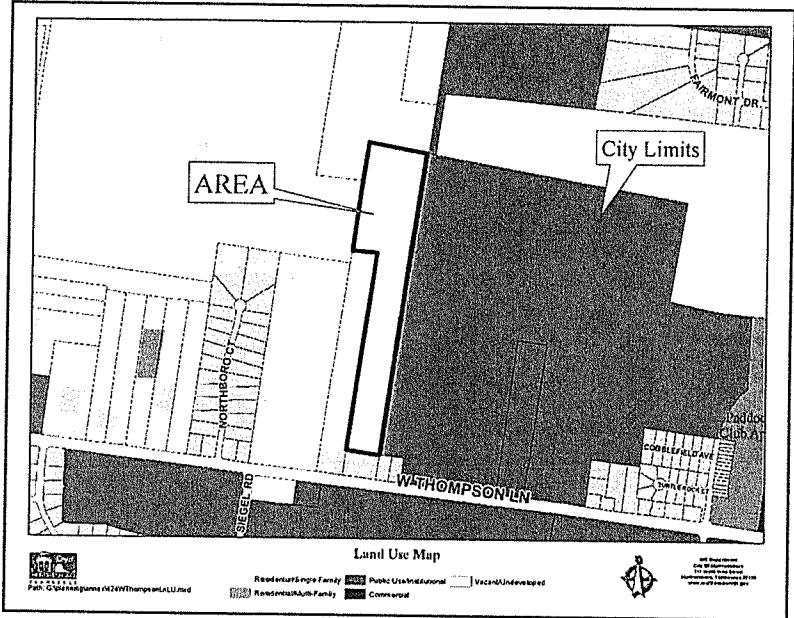
The applicants have requested rezoning to PRD (Planned Residential District) for the study area simultaneous with annexation. The study area is presently zoned RM (Residential – Medium Density) in the County. Additionally, the applicants have requested that the 1.5-acre portion of the subject property already located within the City be rezoned from RS-15 (Single-Family Residential) to PRD.

The adjacent property to the west of the study area is zoned PRD and is the future location of an approved residential subdivision consisting of 31 single-family homes and 130 townhomes. Adjacent properties to the northwest and south are zoned RS-15. The adjoining property to the east is zoned CU (College and University District). Adjacent properties to the north of the study area lie within the unincorporated County and are zoned RM.



**PRESENT AND SURROUNDING  
LAND USE**

The 21.5-acre study area is part of a larger 23-acre property that presently includes one single-family residential dwelling and several detached accessory structures. Single-family residential dwellings are also present on adjacent lots to the north, southeast, and southwest. Tennessee Miller Coliseum, an arena owned by Middle Tennessee State University, lies to the east of the study area. Siegel High School and its associated athletic fields are located along the south side of West Thompson Lane. Other nearby land uses include the Northboro residential subdivision to the west, the Bluffview residential subdivision to the east, and Siegel Middle School to the southeast.





**TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor’s Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

*Table I*  
*Estimated Taxes from Site*

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Kelley Diane L et vir Grant	21.54	\$41,000	N/A	\$10,250	\$130.21

These figures are for the property in its current state. The study area will be developed with 112 single-family homes.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2016-2017 per capita state revenue estimates for the City of Murfreesboro once the development is built out. The study area will be developed with 112 single-family homes.

**Table II**  
*Per Capita State Revenue Estimates*

General Fund	Per Capita Amount
State Sales Tax	\$70.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.05
Gross Receipts (TVA in-lieu taxes)	\$11.00
Total General Revenue Per Capita	\$83.55
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$25.91
Total Per Capita (General and State Street Aid Funds)	\$109.46
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit with maximum density of 112 units)	\$31,629.56

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

## **PLAN OF SERVICES**

### **POLICE PROTECTION**

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #6.

### **ELECTRIC SERVICE**

The property is located within Murfreesboro Electric Department's (MED) service boundary and is currently served by MED. Any new electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

### **STREET LIGHTING**

MED presently maintains street lighting along West Thompson Lane. Additional street lighting will be installed on the property if any future development on the property includes public streets.

### **STREETS AND ACCESS**

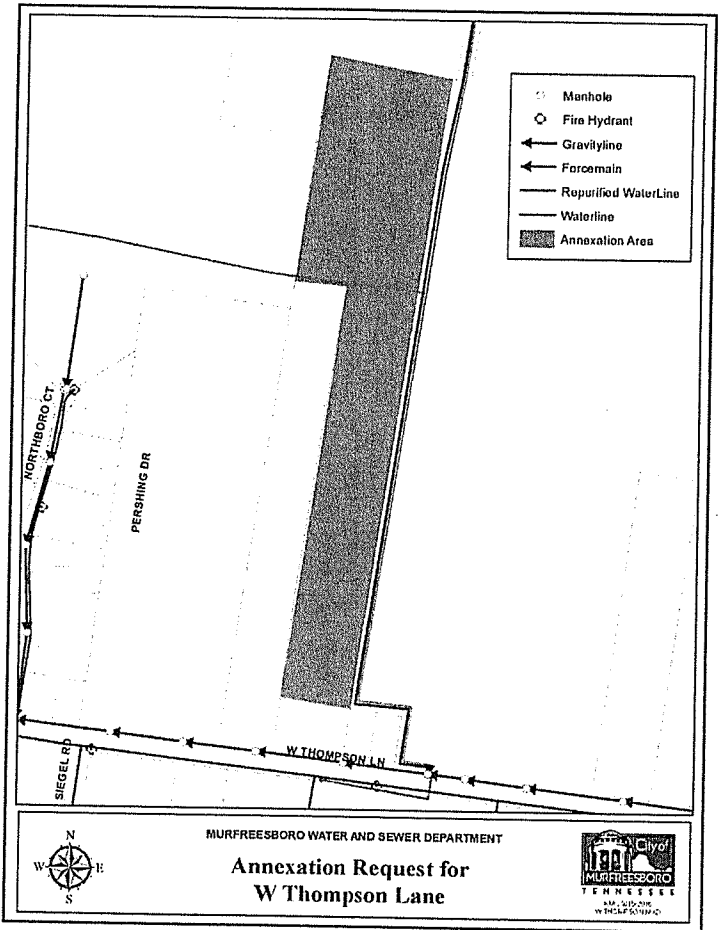
The study area currently has access to West Thompson Lane, a major arterial, on the south. West Thompson Lane is on the City's Major Thoroughfare Plan for improvement to a five-lane curb-and-gutter roadway. In addition, the study area is bordered on the east by a proposed north-south connector between Cherry Lane and West Thompson Lane; the connector is shown on the applicant's PRD proposal. Development of the study area should comply with the Major Thoroughfare Plan for dedication of right-of-way and participation in the construction of recommended improvements. Any future public roadway facilities serving the study area must be constructed to City standards.

**WATER SERVICE**

Water service will be provided to the study area by either the Murfreesboro Water and Sewer Department (MWSD) or Consolidated Utility District (CUD). MWSD maintains an existing 20-inch water main along the south side of West Thompson Lane, while CUD maintains a 24-inch water main across the northern portion of the study area. The MWSD and CUD Boards and Staff will work with the applicant to determine the appropriate provider for the study area. Any new water line development must be done in accordance with MWSD's and/or CUD's development policies and procedures.

**REPURIFIED WATER**

Repurified water is currently available to serve the subject property, per MWSD's definition of "available." An existing 24-inch repurified water main located along the east side of the study area may be extended into the study area for irrigation. All main line extensions must be done in accordance with MWSD's development policies and procedures. The orange lines on the adjacent map represent existing repurified water lines.

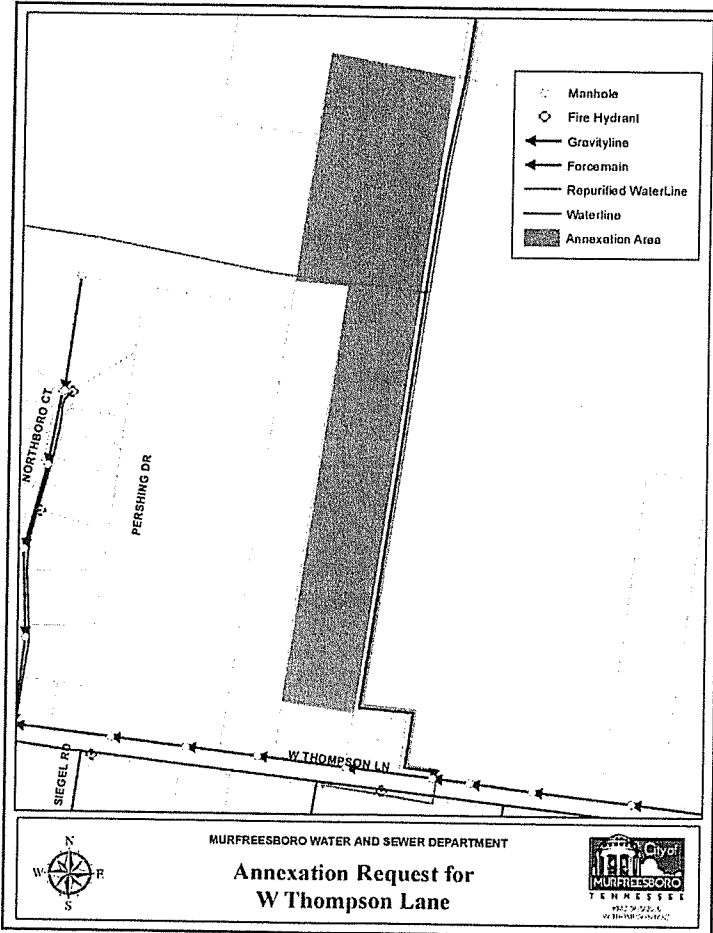


**SANITARY SEWER SERVICE**

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department’s (MWSD) definition of “available.” MWSD presently serves the existing house on the subject property. Sewer service to the remainder of the study area will be provided from an existing 18-inch sewer main located along the north side of West Thompson Lane. The applicant’s design engineer must verify which portion of the property can be served by gravity and which portion will require grinder pumps; these findings must be reported to MWSD as soon as possible.

All sewer main improvements and easements needed to serve the subject property are to be installed and acquired respectively by the developer in accordance with MWSD’s development policies and procedures.

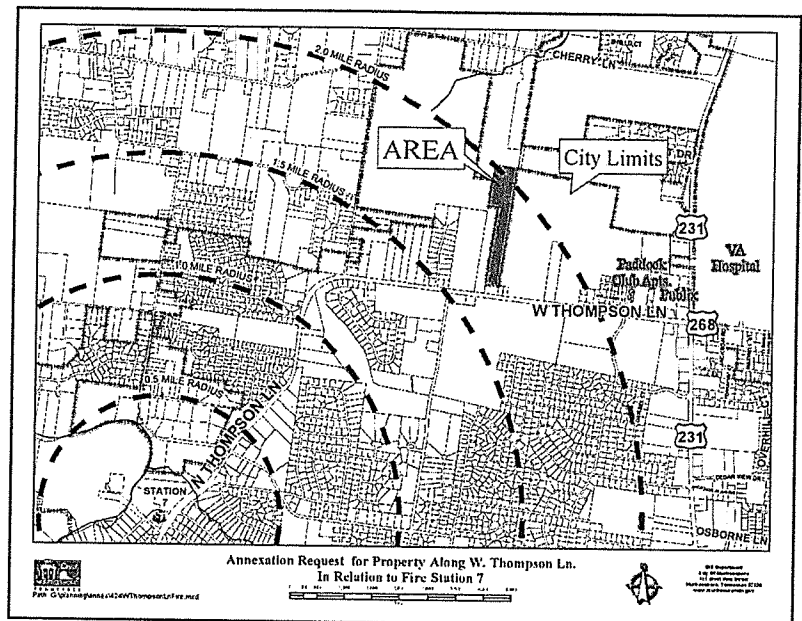
The red lines on the adjacent map represent existing sewer lines.



## FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water and Sewer Department (MWSD) policies and procedures.

The closest fire station to the subject tract is Fire Station #7, located at 2715 North Thompson Lane, 1.8 miles from the study area. Fire Station #6, located at 2302 Memorial Boulevard, is 2.5 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



### **SOLID WASTE COLLECTION**

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Friday.

### **BUILDING AND CODES**

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

### **RECREATION**

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the

City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

### **CITY SCHOOLS**

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Erma Siegel Elementary school zone.

### **GEOGRAPHIC INFORMATION SYSTEMS**

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.



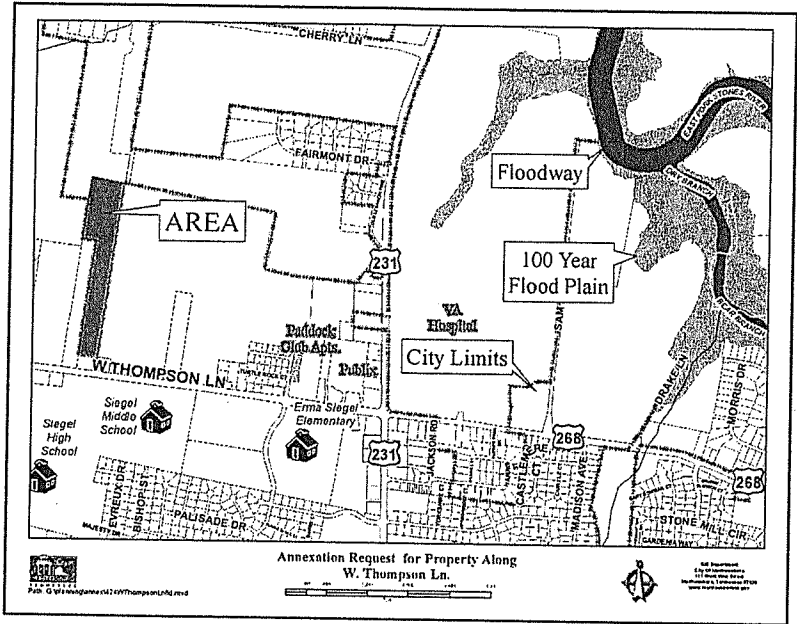
**PLANNING, ENGINEERING, AND ZONING SERVICES**

The property will come within the City’s jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City’s development regulations.

**FLOODWAY**

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in yellow and the 100-year floodplain boundary in blue.

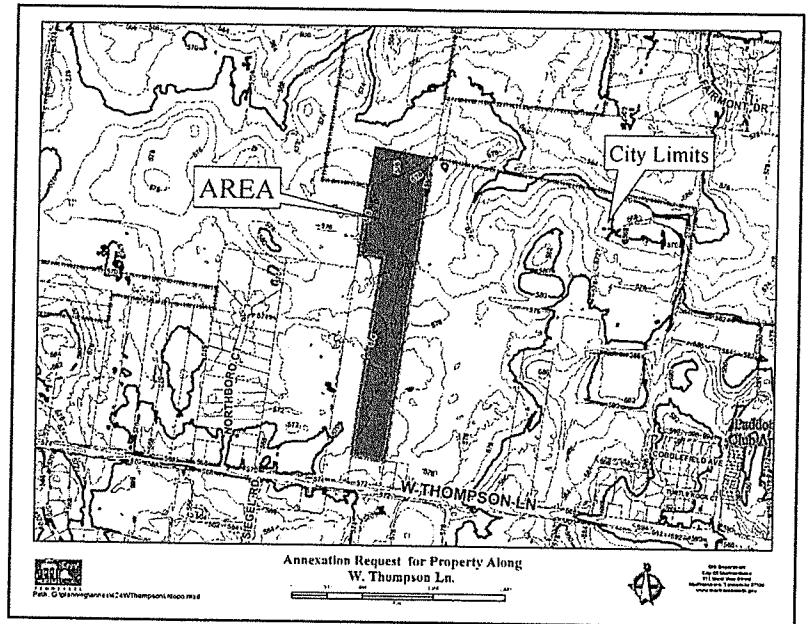


### DRAINAGE

The southern half of the study area drains well to the west, while the northern portion of the study area drains to neighboring properties to the north and east. Any future development should address the Hoopers Bottom Management Plan criteria for mitigating runoff volume above that generated by low-density residential uses.

No existing public drainage facilities are included in the study area. However, the study area has access to the existing public drainage system on West Thompson Lane. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential land use and considering applicable credits, this property has the potential to generate \$4,325 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



#### **ANNEXATION FOLLOW-UP**

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to the Tennessee Growth Policy Act, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.